

7.0 Proposed Avon Center Overlay Zone

The establishment of an Overlay Zone will aid in implementing many of the recommendations found in this Study. This proposed Overlay Zone is shown on **Map 4**. The Overlay Zone is proposed for the core business area of the Center.

It is recommended that this Overlay Zone retain the underlying zoning, but incorporate new design standards aimed at providing positive incentives to property owners and developers. This will, hopefully, result in the creation of a more vibrant and economically viable Center.

The components of the Overlay Zone should include:

- A decrease in the front yard and side yard setbacks for buildings. Side yards could be reduced to zero where appropriate.
- An increase in the amount of permitted building coverage on a parcel of land.
- Reduced parking standards
- Promotion of projects which include more usable public open areas, such as gathering areas, landscaped gardens, and seating areas, and amenities such as public art or recreational spaces.
- Provision for multifamily residential uses either as stand-alone prospects or as parts of a mixed-use development.

- Design guidelines which promote excellence in building design and emulate the Center's 19th century, colonial-style buildings.
- Excellence in landscaping to achieve these standards.
- Special permit requirements to ensure compliance with design objectives.



Avon Center has many historic properties